

MINUTES  
REGULAR CITY COUNCIL MEETING  
OF  
November 26, 2018  
5:30 p.m.

THE DALLES CITY HALL  
313 COURT STREET  
THE DALLES, OREGON

- PRESIDING:** Mayor Stephen Lawrence
- COUNCIL PRESENT:** Russ Brown, Linda Miller, Darcy Long-Curtiss, Taner Elliott, Tim McGlothlin
- COUNCIL ABSENT:** None
- STAFF PRESENT:** City Manager Julie Krueger, City Attorney Gene Parker, City Clerk Izetta Grossman, Finance Director Angie Wilson, Community Development Director Steve Harris, Senior Planner Dawn Hert, Public Works Director Dave Anderson, City Engineer Dale McCabe, Police Chief Patrick Ashmore, Human Resources Director Daniel Hunter, Assistant to the City Manager Matthew Klebes

Number of people present: 26

**CALL TO ORDER**

The meeting was called to order by Mayor Lawrence at 5:30 p.m.

**ROLL CALL**

Roll call was conducted by City Clerk Grossman, all Councilors present.

**PLEDGE OF ALLEGIANCE**

Mayor Lawrence invited the audience to join in the Pledge of Allegiance.

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### **APPROVAL OF AGENDA**

It was moved by Long-Curtiss and seconded by Miller to approve the agenda as presented. The motion carried unanimously.

### **PRESENTATIONS/PROCLAMATIONS**

#### Proclamation – November 6, 2018 Election Results

Mayor Lawrence read the Canvas the Vote proclamation stating in January Rich Mays would be sworn in as the new City of The Dalles Mayor, and Rod Runyon as Councilor At Large, Timothy McGlothlin for Council Position #1, and Russ Brown for Council Position #3.

#### Northern Wasco County Parks & Recreation Capital and Facilities Master Plan

Scott Baker, Executive Director for Northern Wasco County Parks & Recreation presented the Parks Masterplan (see attached). He said the District was finishing the implementation process. He said when complete the Guiding 20 year Vision Plan would be brought before Council for adoption into the City's Comprehensive Plan as the parks plan for the City.

### **AUDIENCE PARTICIPATION**

Eric Gleason, 704 K Street updated the Council on the signatures gathered on the petition to the City to allow more time for a citizens group to come up with a plan to save the Gitchell/Waldrone Drug building.

Phil Swaim, 3300 Densil Rd, Mosier said Restore Oregon placed the Gitchell Building on the most endangered list. He said he had a conversation with Peter Migel from KPFF who disagreed with the City's interpretation that the building was not safe. He asked if there was documentation regarding the safety of the building.

Susan Buce, 1006 Verdant asked the Council to give the community time to work on saving the Gitchell building. She said all historic buildings in The Dalles had been up for demolition, and community groups found a way to save them. She said the cruise ship passengers now arriving in The Dalles consider those buildings gems.

Buce also said it was critical for the Lewis and Clark restrooms to remain open when cruise ships were in town. She said she had been told by bicyclists that they also need the restrooms open during the day.

Doug Leash, 1623 East 9<sup>th</sup> Street said more time was needed for citizens to come together with a

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plan to save the Gitchell building. He said that St. Peter's Landmark was a great example of the citizens saving a building.

Councilor Brown said there was at least a year before any demolition could happen. He said the process takes time. He encouraged the community to work on a plan during that time.

### **CITY MANAGER REPORT**

City Manager Julie Krueger asked Public Works Director Dave Anderson to address Council.

Anderson reported on three items:

Dog River Pipeline: Environmental Process

Draft permit had been issued

Currently in the public comment period – mid December deadline on Forest Service website

Wastewater Treatment Plan

Permit expired in 2012 – a draft permit has been issued

Comments until December 10

Wasco County Hazard Mitigation Plan

Wasco County hired a consultant

City staff working with them to identify and reduce susceptibility to issues

Necessary to be eligible for FEMA funds in the event of a disaster

Will come to Council during the first quarter of 2019

Anderson said in working on ADA sidewalk compliance it was discovered that the City needed to provide temporary access when sidewalks are closed. He said signage, barricades and temporary ramps were needed. He said the cost would be \$31,000.

He asked for consensus of the Council to purchase these needed items from the safety funds. It was the consensus of Council to authorize purchase of the items identified, from the safety funds.

### **CITY ATTORNEY REPORT**

City Attorney Gene Parker reported the BOLI hearing regarding the Tokola project had been scheduled for Monday, December 3.

He said the Girl Scouts no longer wanted the property that the City had let them use. He said he had been approached by a councilor asking if it could be sold. He said he had a call from a non-

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profit wanting to use the property.

City Manager Krueger said she would like to explore the possibility of using the property for affordable housing. She asked for the City Attorney to have a discussion with Joel Madsen of Mid-Columbia Housing Authority regarding this possible partnership.

Parker said the Tort Claim limit had been raised to \$1.5 million property damage and \$500,000 personal claim. He said the City had plenty of insurance at \$2 million.

### **CITY COUNCIL REPORTS**

Councilor Brown said that at a recent Traffic Safety Committee meeting he was told that the police department was told not to write distracted driver tickets for the maximum of \$1000. He said the committee thought the higher fine would be a deterrent, and the Judge could lower the fine. He said they recommended a diversion program. He wondered if the City Manager had followed up on that recommendation.

City Manager Krueger said she had not received a recommendation from the Traffic Safety Committee and would follow up on it.

City Attorney Parker said the presumptive fine was set by the State. He said Hood River was offering a diversion program.

Chief Ashmore said the presumptive fine was \$265.

Councilor Long-Curtiss reported she attended Oregon Telecommunications Conference, representing QLife.

Councilor McGlothlin reported that in July through September he had made a number of trips for the City and personal. He said he was still working on the Homeless issue. He said he attended the Building Codes Joint Work Session, Planning Housing meeting and would attend the Airport Board meeting on Friday.

Councilor Miller said she attended the Sister City 30<sup>th</sup> Anniversary activities. She said Miyoshi City had presented the City with the Samurai Display that can be seen on the display case just outside Council Chamber. Miller said the Sister City Association had dedicated a bench with plaque and cherry tree at the Seufert Visitors Center at the The Dalles Dam.

Mayor Lawrence said he was participating in No Shave November with The Dalles Police Department. He said there were 9 adults representing Miyoshi City. He said they went on a trip

to Mt. Hood.

Mayor Lawrence also reported on attending the Travel Oregon mural dedication, an economic seminar, Capital Christmas Tree event, School Board meeting, Building Codes Joint Session and the Starlight Parade.

### **CONSENT AGENDA**

It was moved by Brown and seconded by Miller to approve the Consent Agenda as presented. The motion carried unanimously.

Items approved by Consent Agenda were: 1) Approval of October 22, 2018 Regular City Council Meeting Minutes; 2) Adoption of Resolution No. 18-028 Updating the Employee Recognition Program.

### **PUBLIC HEARING**

#### **Receive Testimony Regarding Amendments to The Dalles Municipal Code, Title 10, Land Use Development**

Community Development Director Steve Harris said the current LUBA appeal addresses some of the items in the update. He said Council could decide to postpone the Public Hearing to a date uncertain, or proceed.

Mayor Lawrence asked if those items could be removed and the remaining part passed.

City Attorney Parker said he was not prepared to do a partial removal of items not knowing how LUBA would rule.

Long-Curtiss said she would prefer to wait and have the new mayor and councilor participate in the whole discussion.

Brown said he would prefer to go over the amendments once. He said testimony could change based on the results of the appeal.

It was moved by Long-Curtiss and seconded by Brown to postpone the public hearing to a date uncertain, and republish notice of hearing. The motion passed unanimously.

### **CONTRACT REVIEW BOARD ACTION**

**Contract No. 18-007 Cliff Street Sewer Project, for Construction of a Gravity Sewer Main**

City Engineer Dale McCabe reviewed the staff report.

In response to a question McCabe said construction of the gravity sewer main was much cheaper than replacing the lift station.

It was moved by Miller and seconded by Russ to authorize the City Manager to enter into contract for the Cliff Street Sewer Project with Crestline Construction, in an amount not to exceed \$110,917.00. The motion carried unanimously.

### **ACTION ITEMS**

#### **Columbia Gorge Community College Funding Request**

Assistant to the City Manager Matthew Klebes reviewed the staff report.

Mayor Lawrence asked Dan Spatz to address Council.

Spatz gave the following summary:

**Skill Center:** The Skill Center pro forma targets an increase in full-time enrollment of 114 students after six years. Four programs are proposed: Construction Trades, Diesel Mechanics and Welding.

**Campus Housing:** Not all students living in campus housing are expected to enroll in CTE programming in the Skill Center. Housing will serve students in the full array of CGCC's education and training offerings. Marketing will focus upon these populations:

a. **Existing students: 40.** Leland Consulting Group's analysis, using data gained in part through the college's student housing survey, projected a potential market of 335 students from CGCC's current enrollment. While this number is extrapolated from the number of survey respondents expressing a strong interest in housing, it is supported by 2016-17 enrollment data showing that 31 students already came from Oregon counties beyond the local five-county region, eight from Washington State beyond Klickitat and Skamania counties, and five from other states. Other students live throughout the college's seven-county service area, often traveling an hour or longer to campus. A capture rate of 25 percent of 335 students (84) would exceed 100 percent occupancy of campus housing. For purposes of this analysis, we propose a capture rate of 12 percent (40 current students).

b. **Out of county contracts: 15.** CGCC has presented to the Tri-County Court on expanded college programming for Sherman, Gilliam and Wheeler counties. These counties will be

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requested to sponsor long-term housing (five students per county) for high school graduates enrolling at CGCC. These would be new students, calculated separately from those indicated in Item A above.

c. **Mid-Columbia Fire & Rescue: 6.** The fire district operates, with support from Enterprise Zone partners, a training program, but enrollment is constrained by lack of local housing. CGCC will reserve from six to nine beds for MCF&F trainees.

d. **International students: 5.** One community college in Washington State draws more than half its entire enrollment from this source. CGCC does not propose to rely so heavily on this source, but in gaining independent accreditation CGCC is allowed to establish an international students program. This could draw upon longstanding connections with The Dalles and Hood River sister cities in Japan, and strong cultural ties with the State of Michoacán, Mexico. The Dalles Sister City of Miyoshi City already places three students for extended stay of several weeks in The Dalles, and officials there have indicated interest in a longer term program. We propose to secure five students as a pilot program by Year Three.

e. **Road Scholars: 5.** CGCC currently offers six Road Scholar (formerly Elderhostel) programs (320 students booked through 2020); however, the cost of registration, which is driven locally by the high cost of accommodations (\$120 / day for hotel) discourages enrollment to the extent that four of six programs may need to be cancelled. CGCC could support those four programs and at least double the number of Road Scholar programs by providing campus housing. This source would augment housing occupancy, especially in the summer. We project 5 FTE over the year, although the number of individual participants in the various Road Scholar programs is significantly higher.

f. **“Quality of life” students: No projection yet.** As the only institution of higher education in the nation’s first and largest national scenic area, CGCC would promote enrollment from metropolitan areas of the Pacific Northwest, especially for science programs which are unique to the Columbia Gorge.

g. **Seasonal firefighters: 15.** Klickitat County has approached CGCC with a request to house 15 wildland firefighters currently based at Dallesport during the summer. This would augment summer occupancy. This would be a contract with Washington Department of Natural Resources.

h. **Professional housing: No projection yet.** CGCC was approached with a request for professional housing. This carries implications for the college’s property tax exemption and would require separate filing with the county assessor. We will determine if this option is feasible.

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i. **Sports programming: No projection yet.** Yakima Valley Community College’s housing occupancy is supported in part by a strong sports program. CGCC has often considered starting a sports program, and will be taking the first steps in 2019 with creation of an Outdoor Program. The next step would be working with park and school districts to establish a soccer program. This could draw students from outside the region who would need campus housing. These sources suggest a conservative estimate of 86 tenants for 78 available units (quads and studios). This number does not include any students or other housing occupants from metro areas, interim professional housing or sports programming.

**CGCC Campus Housing – Operational cost and tuition projections through Year 5**

Net rentable area:	22,262
Site development:	\$1.24 million
Building:	\$3.41 million
FF&E, finishes:	\$586,000
Contingency:	\$273,700
Subtotal hard costs:	\$5.75 million
Subtotal soft costs:	\$1.56 million
Total cost:	\$7.3 million
Cost GPSF:	\$245

Projected rental per bed for quad units: \$575 per month

Projected rental per studio apartment: \$960 per month

**CGCC Skills Center – Operational cost and tuition projections through Year 6**

Net usable space:	23,000
Site development:	\$125,000 (integrated with housing site development pg. 2 below)
Building:	\$5 million
Equipment:	\$100,000 (excludes and leverages grant sources)
Hard costs subtotal:	\$5,225,000
Indirect @ 30%:	\$1,567,500
Contingency:	\$507,500
Total cost:	\$7.3 million
Cost GPSF:	\$294 @24,840 GSF includes all site costs

In response to a question Spatz said the timeline for the project was bond sale March 2019, ground breaking in 2020, and 3 years to build. He said the housing and the skill center would be built in tandem.

Long-Curtiss said she supported the project, and felt it was a good return on investment for the community. She said when saying yes, Council also needed to consider what they would have to

say no to in order to fund the project.

She said the community and other taxing districts had expressed concerns about how the enterprise zone funds were used. She said she would like to hear from the other taxing districts.

In response to a question City Manager Krueger clarified that the College was taking out the bond, not the City.

City Manager Krueger said the enterprise zone funds were never intended to be distributed to the other taxing districts. She said that School District D21 and Mid-Columbia Fire and Rescue had written letters of support for the project.

Spatz said he had not reached out to the other taxing districts.

Mayor Lawrence said historically the funds had been used for projects of the greater good that could not have been done without the funds from the enterprise zone.

It was moved by Long-Curtiss and seconded by McGlothlin to direct staff to develop an IGA with CGCC and Wasco County for the use of enterprise zone funds, beginning in FY 19/20, in equal partnership with Wasco County, for the service of CGCC debt, not to exceed \$3.5 million and to determine the period of funding, for the construction of campus housing and skills center, to be brought back to City Council for approval. The motion carried unanimously.

**ADJOURNMENT**

Being no further business, the meeting adjourned at 7:30 p.m.

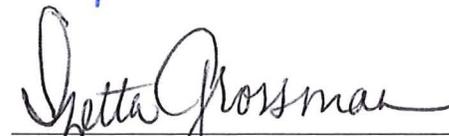
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Submitted by/  
Izetta Grossman  
City Clerk

SIGNED:

  
\_\_\_\_\_  
Stephen E. Lawrence, Mayor

ATTEST:

  
\_\_\_\_\_  
Izetta Grossman, City Clerk

PEOPLE • PARKS • PROGRAMS



NWC PARKS & RECREATION DISTRICT

## Park District Masterplan

### Progress Update

#### Community Outreach Summary

Survey- English & Spanish, paper and online 500+ responses

Community Stakeholder Interviews

Targeted outreach: Senior Center, High School, Workforce

Open house Events: Farmers Market, Daddy Daughter Dance, Cherry Festival

#### What we learned – Community Priorities

Improve existing parks

Partner with School District to meet recreational needs

Develop parkland in under-served areas

Develop multi-use paths along waterways

More programming for all ages

Diversify funding sources

Build community resiliency

#### Park Development Plans

Thompson Park

Riverfront Park

City Park

14<sup>th</sup> Street Reservoir

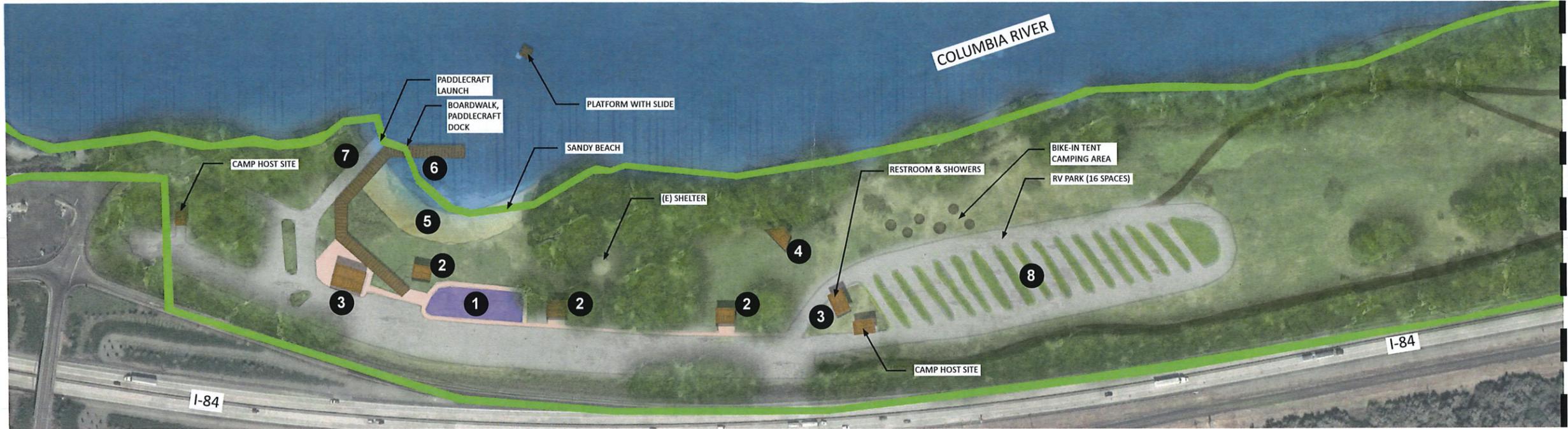
Sports Complex

Kramer Field



LEGEND

PRECEDENT	SITE PLAN	
		<b>1</b> TRADITIONAL PLAY AREA
		<b>2</b> PICNIC SHELTER
		<b>3</b> PARKING IMPROVEMENTS
		<b>4</b> PICKLEBALL COURT
		<b>5</b> SKATE PARK WITH PUMP TRACK
		<b>6</b> MINI GOLF COURSE
		<b>7</b> BIKE SKILLS
		<b>8</b> MULTI-USE PATH



MATCHLINE - SEE B BELOW



MATCHLINE - SEE ABOVE

**LEGEND**

PRECEDENT	SITE PLAN		PRECEDENT	SITE PLAN	
		<b>1</b> TRADITIONAL PLAY AREA			<b>5</b> SANDY BEACH
		<b>2</b> PICNIC SHELTER			<b>6</b> BOARDWALK
		<b>3</b> RESTROOM			<b>7</b> PADDLECRAFT LAUNCH
		<b>4</b> AMPHITHEATER			<b>8</b> RV PARK



LEGEND

PRECEDENT	SITE PLAN	
		1 TRADITIONAL PLAY AREA
		2 GREAT LAWN
		3 PARKING IMPROVEMENTS
		4 RESTROOM 20' X 25'
		5 FARMER'S MARKET SHELTER 20' X 92'
		6 PICNIC SHELTER 30' X 37'
		7 STAGE 15' X 25'



LEGEND

PRECEDENT

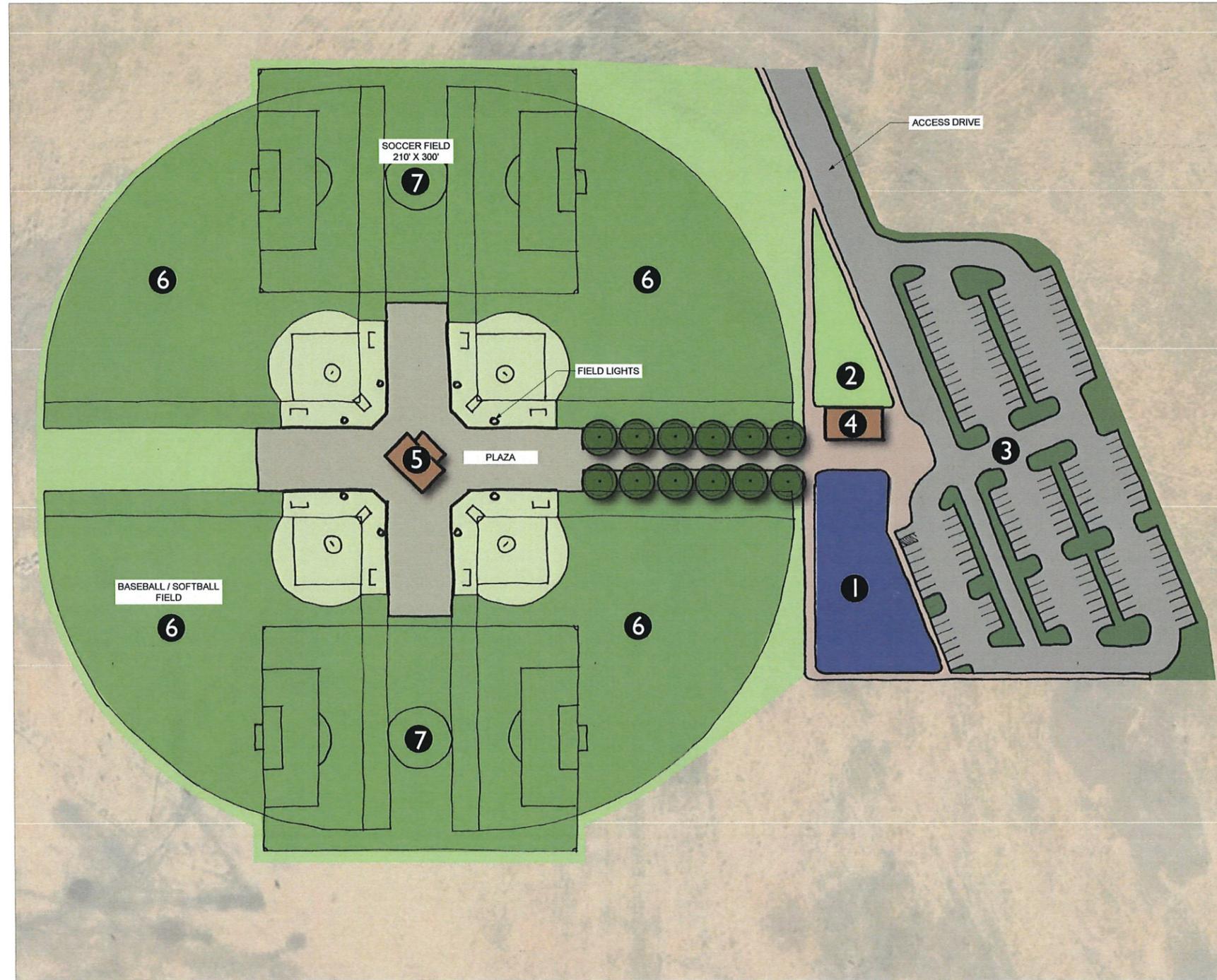


SITE PLAN



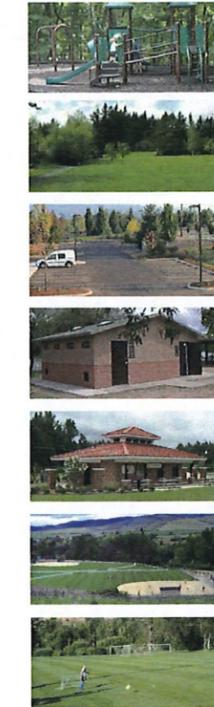
- 1 LAWN
- 2 PARKING IMPROVEMENTS
- 3 RESTROOM
- 4 PICKLEBALL COURT
- 5 DOG PARK

**DRAFT FOR PUBLIC INPUT**



**LEGEND**

**PRECEDENT**



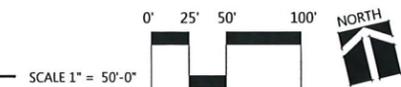
**SITE PLAN**



- 1** TRADITIONAL PLAY AREA
- 2** LAWN
- 3** PARKING IMPROVEMENTS
- 4** RESTROOM AND CONCESSIONS
- 5** FIELD HOUSE  
Press Box  
Concessions  
Restrooms
- 6** BASEBALL / SOFTBALL FIELD
- 7** SOCCER FIELD



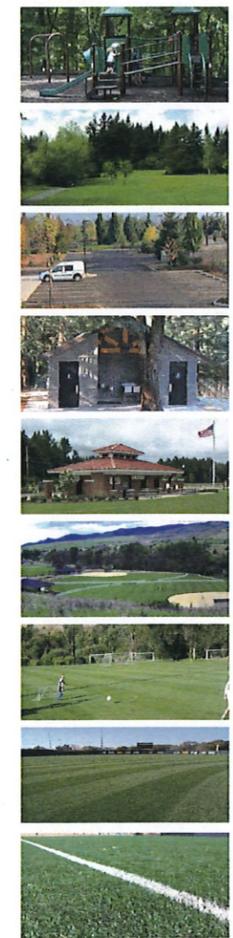
**SPORTS COMPLEX (SITE TO BE DETERMINED)**





LEGEND

PRECEDENT



SITE PLAN



- 1 TRADITIONAL PLAY AREA
- 2 LAWN
- 3 PARKING IMPROVEMENTS
- 4 RESTROOM AND CONCESSIONS
- 5 FIELD HOUSE  
Press Box  
Concessions  
Restrooms
- 6 BASEBALL/SOFTBALL/  
LITTLE LEAGUE
- 7 SOCCER FIELD  
210' x 345'  
215' x 300'
- 8 NATURAL TURF
- 9 SYNTHETIC TURF

## Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Honorable Mayor and City Council,

We write you at this time to urge the council to reconsider your action of September 24, 2018 directing staff to prepare an RFP for the demolition of the historic Waldron Drugstore, and respectfully request that you instead direct staff to work with interested community organizations to find a path towards the restoration and reuse of the historic Waldron Drugstore Building. Over the last few months substantial progress has been made toward the goal of saving and restoring this important piece of the history of The Dalles and the State of Oregon. In a series of weekly meetings, additional brainstorming sessions, public outreach, site visits by experts, and documentary research we have been able to gather important background information about the building, its condition, the issues of ownership, the Union Pacific (UP) right-of-way, and the projected timeline of wastewater treatment plant improvements and expansion, these are listed below:

- We learned that the 25 foot safety right-of-way only applies to UP owned property and that the Waldron Drugstore is entirely owned by the City of The Dalles.
- We learned that the City purchased the Waldron Drugstore in 1978 to mitigate the effects on the private owners of the building caused by the shifting of the UP tracks to the north side of 1<sup>st</sup> Street.
- We learned that the building was purchased by the city specifically to preserve it, and that access to it was insured by the establishment of a pedestrian crossing of the railroad tracks at Washington Street, and by the construction and improvement of the Port Haul Road. This road continues to provide limited access to the building from the Madison Street crossing via the north side of the wastewater treatment plant.
- We are investigating the reopening the pedestrian crossing of the railroad tracks at Washington Street.
- We learned that the long-term plan for the wastewater treatment plant does not envision expansion off the current site for at least the next 20 years.
- We consulted contractors and determined the cost to rehabilitate the building, and the feasibility and cost of moving it.
- We have identified grants and other funding sources to complete the restoration and reuse of the building.

With this background research done, it is now time to look at all of the possible options for the restoration and reuse of this building. We propose to prepare several detailed tangible and obtainable options and present them to council and the community for input at public meetings. Based on the input received we will prepare more detailed plans and timelines and present a plan to council for final approval. What we need to proceed on this path is council consent and a reasonable amount of time (6 months?) to carry out this important task.

The undersigned thank you for your consideration,

107  
123  
230 TOTAL

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Martha V. Hiser

MARTHA V. HISER

Leta Barclift

Leta Barclift

Michael D. Ballinger

MICHAEL D. BALLINGER

[Handwritten signature]

[Handwritten initials]

Dalene McBain

Dalene McBain

NO !!

Debra S. McBain

Imogene Dion

Joe Powell

Judy Powell

Jonah Powell

Paul Skov

RANDALL C. SKOV

Sam Boldt

DANIEL P. BOLDT

Sam Woolsey

SAM WOOLSEY

James F. Markman

JAMES F. MARKMAN

Oren Remington

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Martha Anne Radford

Jay Charles Lake

Heidi Nansen

Dita Squires

Marianne Paul

John Austin

Debby Sherrin

Wm. G. Skelton

Dawn Sherrin

Carol Eason

Andru Booren

John Brookhouse

Nicole Cowart

David D. D.

Antoine Tissot

Raymond B. Swift

~~John D.~~

Katelyn Webb

Kay Skov

Robert A. Staller

Robert L. R. Bailey

Barbara Bailey

Jan Leiringer

Jed Lovell

JT USE

Melodie Ruby

Amy Kaser

Doris J. Smith

Donna Rhodes

Cl 3 un-

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Kara R. Mozer

Ruth S. Allen

Walter Hoff

JOHN Dombroski

Bob & Sheryl

Fran Finney

Louise Schafroth

Jacque Franfort

Tim Sechto T.D.

William Moran

Debra

Sally Abbott

Scott Russell

Mary Ann Campbell

Tina Ontiveros

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Mark Ward

Kent Webb

Jayme Harmon

Susan Blake Gabay

Pamela J. Hazy

Rymmel F. Lowell

Peggy P. Peterson

~~W. J. M.~~

Joel Cabalos

John Schwartz

Antonieta Lujan

Jeremiah Paulsen

Christine Jones

Brenda Smith

Letta McCall

Dennis McCall

Michael T. Smith

Laura M. Oberg

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Marilyn M. Stodwell



[JAY COLLINS]



[NATHAN COLLINS]

John S. Allred

~~Keith Allen~~

Mike Warden

David Thies

Laurel LaGrass

Ed Silver

Alexander Lynn Roberts

Tony Dunne

Glen Dunne

Letter to the City Council concerning the Waldron Drugstore Building, October 2018

Susan M. Woods

Jim Miness

Pr. Jm Beane Kelly

Carolyn M. Thomas

Susan A. Matney

Kim Birchard

William N. Taylor

Gary L. Stuch

Cheryl A. Stuch

Erin Solving

Jogger Holscher

Templeton

McKenzie Mitchell

★ Al Hare

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The undersigned thank you for your consideration,

*Susan Bice, The Dalles*  
*Penny Kennedy*